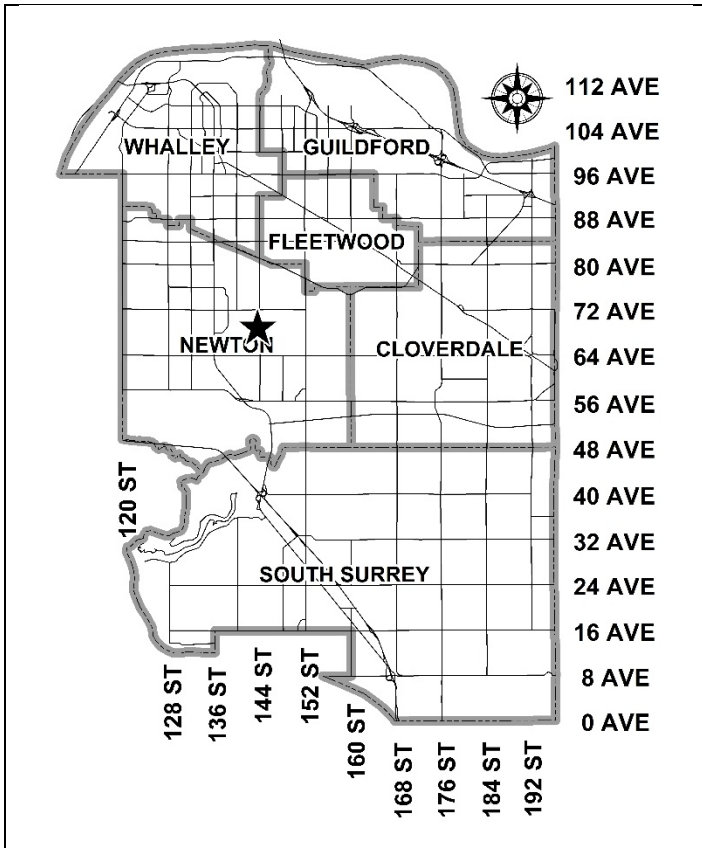


City of Surrey
PLANNING & DEVELOPMENT REPORT

Application No.: 7918-0410-00

Planning Report Date: April 26, 2021



PROPOSAL:

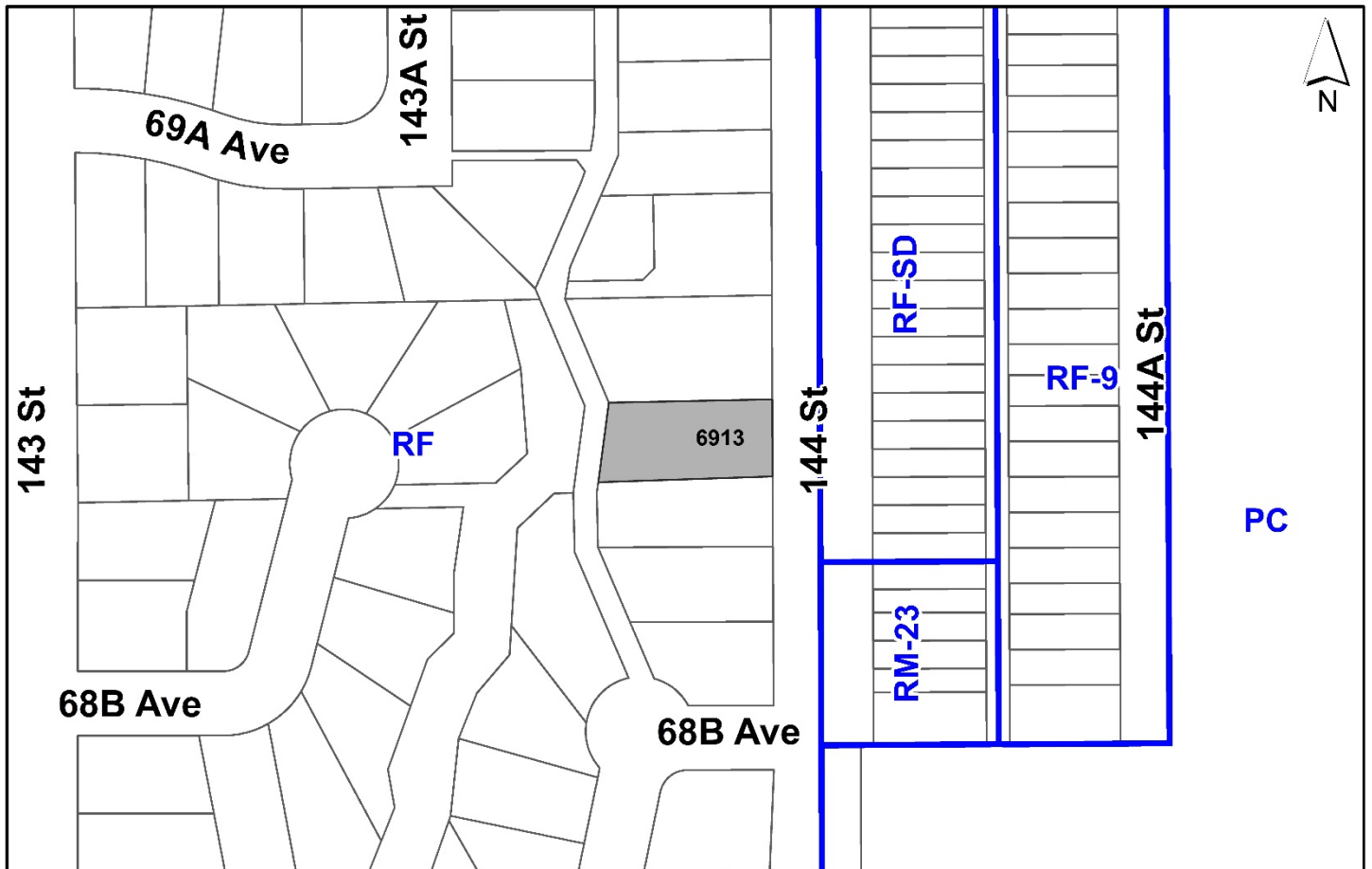
- **Rezoning** from RF to RF-10
- **Development Permit**
- **Development Variance Permit**

for Sensitive Ecosystems (Streamside) and to reduce the minimum setback from a Class B watercourse to allow subdivision into two single family lots.

LOCATION: 6913 - 144 Street

ZONING: RF

OCP DESIGNATION: Urban



RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing for Rezoning.
- Approval to draft Development Permit for Sensitive Ecosystems.
- Approval for Development Variance Permit to proceed to Public Notification.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The applicant is proposing to reduce the minimum streamside setback from a "Natural" Class B (yellow-coded) watercourse from 15 metres to 10 metres, as measured from top-of-bank.

RATIONALE OF RECOMMENDATION

- The proposal complies with the Urban designation in the Official Community Plan (OCP).
- The proposal complies with the General Urban designation in the Metro Vancouver Regional Growth Strategy (RGS).
- The proposed density and building form are appropriate for this part of Newton.
- The proposal partially complies with the Development Permit requirements in the OCP for Sensitive Ecosystems (Streamside Areas). The subject property is located within the streamside protection area of a "Natural" Class B (yellow-coded) watercourse but is separated from the watercourse by an existing 6.0 metre wide lane.
- The proposed streamside setback variance will facilitate the construction of two new single family dwellings on the property.
- The applicant's Qualified Environmental Professional (QEP) has submitted an Ecosystem Development Plan and Impact Mitigation Plan that indicates that the proposed subdivision and future house construction, even with a reduced streamside setback, will not negatively impact the watercourse or riparian area.
- The applicant is proposing to remove invasive species from the subject site and plant native species adjacent to the streamside protection area.
- The proposed setback variance is fully Riparian Area Protection Regulations (RAPR) compliant. A RAPR assessment was reviewed by the Province and found acceptable.

RECOMMENDATION

The Planning & Development Department recommends that:

1. A By-law be introduced to rezone the subject site from "Single Family Residential Zone (RF)" to "Single Family Residential (10) Zone (RF-10)" and a date be set for Public Hearing.
2. Council authorize staff to draft Development Permit No. 7918-0410-00 Sensitive Ecosystems (Streamside Areas) generally in accordance with the attached drawings (Appendix VI).
3. Council approve Development Variance Permit No. 7918-0410-00 (Appendix VII) varying the following, to reduce the minimum setback distance from the top-of-bank for a "Natural" Class B (yellow-coded) stream in Part 7A of Zoning By-law No. 12000, from 15 metres to 10 metres, to proceed to Public Notification.
4. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (c) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
 - (d) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (e) submission of a finalized Ecosystem Development Plan and Impact Mitigation Plan to the satisfaction of City staff;
 - (f) the applicant adequately address the City's needs with respect to the City's Affordable Housing Strategy, to the satisfaction of the General Manager, Planning & Development Services;
 - (g) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department; and
 - (h) registration of a Section 219 Restrictive Covenant for installation and maintenance of the landscape buffer.

SITE CONTEXT & BACKGROUND

Direction	Existing Use	OCP Designation	Existing Zone
Subject Site	Single Family Residential	Urban	RF

Direction	Existing Use	OCP Designation	Existing Zone
North:	Single Family Residential	Urban	RF
East (Across 144 Street):	Semi-Detached Single Family Residential	<i>East Newton South</i> NCP: Semi-Detached	RF-SD
South:	Single Family Residential	Urban	RF
West:	Greenbelt; Single Family Residential	Urban	RF

Context & Background

- The subject property is located mid-block on the west side of 144 Street, north of 68B Avenue, in Newton. The property is designated "Urban" in the Official Community Plan (OCP) and is zoned "Single Family Residential Zone (RF)".
- The site is approximately 871 square metres in size, with a lot width of 19.8 metres and lot depth of 42 metres.
- To the north of the subject property (6921 – 144 St) a land development application has been received proposing subdivision into two single family lots, and a Development Variance Permit to reduce the minimum lot width requirements of the RF Zone. Development Application No. 7918-0046-00 is currently being reviewed by staff and has not yet been brought forward to Council for consideration.
- To the east of the subject property, across 144 street, under Development Application No. 7904-0255-00, land was rezoned from "One-Acre Residential Zone (RA)" to "Single Family Residential (9) Zone (RF-9)", "Semi-Detached Single Family Residential (RF-SD)" and "Multiple Residential 23 Zone (RM-23)" to permit subdivision into 26 single family lots, 26 semi-detached single family lots, and six triplex multi-family units.
- The property is encumbered by a "Natural" Class B (yellow-coded) watercourse which runs parallel to the subject property on the west side, flowing from north to south. As the subject property is within 50 metres of the stream, it is subject to a Sensitive Ecosystem Development Permit in accordance with the provisions identified in the OCP.
- It is noted that under Part 7A "Streamside Protection" of the Zoning By-law No. 12000, for new lots (created after September 12, 2016) the minimum setback from top-of-bank for a "Natural" Class B (yellow-coded) watercourse is 15 metres.
- The "Natural" Class B (yellow-coded) watercourse is located on a City owned greenbelt and is separated from the property by an existing 6.0 metre wide lane. The lane is currently used to provide vehicle access to the subject property, as well as adjacent properties in the neighbourhood.

DEVELOPMENT PROPOSAL

Planning Considerations

- The applicant is proposing to rezone the site from "Single Family Residential Zone (RF)" to "Single Family Residential (10) Zone (RF-10)", a Development Permit for Sensitive Ecosystems (Streamside Setbacks) and a Development Variance Permit to reduce the streamside setback from a "Natural" Class B (yellow-coded) watercourse, in order to permit subdivision into two single family small lots.

	Proposed
Lot Area	
Gross Site Area:	870.7 square metres
Road Dedication:	54.7 square metres
Net Site Area:	816.0 square metres
Number of Lots:	2
Unit Density:	24.5 units per hectare
Range of Lot Sizes	400 square metres to 415 square metres
Range of Lot Widths	9.89 metres
Range of Lot Depths	39.2 metres to 40.6 metres

Referrals

Engineering: The Engineering Department has no objection to the project subject to the completion of Engineering servicing requirements as outlined in Appendix II.

School District: **The School District has advised that there will be approximately 4 of school-age children generated by this development, of which the School District has provided the following expected student enrollment.**

1 Elementary student at George Vanier Elementary School
1 Secondary student at Frank Hurt Secondary School

(Appendix III)

Note that the number of school-age children is greater than the expected enrollment due to students attending private schools, home school or different school districts.

The applicant has advised that the dwelling units in this project are expected to be constructed and ready for occupancy by Winter 2022.

Parks, Recreation & Culture:

Parks provided comments with respect to potential development impacts on the adjacent greenbelt property to the west of the subject site. No works, including vegetation or tree removal, is permitted within the adjacent greenbelt without approval from Parks. If there is any unexpected tree removal required on existing parkland due to development/construction impacts, cash in lieu for all trees will be required as determined by a formal arboricultural appraisal.

Transportation Considerations

- Vehicle access for proposed Lots 1 and 2 is from the existing lane located along the west property line. No driveway access is permitted from 144 Street, and the proposed RF-10 Zoning requires that vehicle access be provided from a rear lane.
- The applicant is providing a 2.808 metre wide dedication for 144 Street to achieve an ultimate 30.0 metre wide road allowance.
- The proposed development is located in close proximity to transit service. A bus stop is located approximately 110 metres south of the site, serviced by bus route 342 with connections between the Newton Bus Exchange and Langley City Centre.

Parkland and/or Natural Area Considerations

- To the west of the subject property, there is a "Natural" Class B (yellow-coded) watercourse located on a City owned greenbelt which runs parallel to the rear of the lot, flowing from north to south. The watercourse is separated from the site by a 6.0 metre wide lane.

Sustainability Considerations

- The applicant has met all of the typical sustainable development criteria, as indicated in the Sustainable Development Checklist.

POLICY & BY-LAW CONSIDERATIONS**Regional Growth Strategy**

- The proposal complies with the "General Urban" designation in the Regional Growth Strategy.

Official Community PlanLand Use Designation

- The proposal complies with the "Urban" designation in the Official Community Plan (OCP).

Themes/Policies

- A3.1 - Permit gradual and sensitive residential infill within existing neighbourhoods, particularly in areas adjacent to Town Centres, neighbourhood centres and transit corridors, in order to support significant transit improvements, utilize existing transportation infrastructure and implement improvement to the public realm.

(The proposed development is located along the edge of an established single family neighbourhood that has experienced some gradual densification in recent years. The site is also located on an arterial road in the City and in close proximity to transit, multi-family and single family small lot development. The development will utilize existing laneway infrastructure to provide vehicle access to the site.)

Zoning By-law

- The applicant proposes to rezone the subject site from "Single Family Residential Zone (RF)" to "Single Family Residential (10) Zone (RF-10)".
- The table below provides an analysis of the development proposal in relation to the requirements of the Zoning By-law, including the "Single Family Residential (10) Zone (RF-10)", streamside setbacks and parking requirements.

RF-10 Zone (Part 17C)	Permitted and/or Required	Proposed
Unit Density:	31 units per hectare	24.5 units per hectare
Lot Size		
Lot Size:	324 square metres	400 square metres
Lot Width:	9 metres	9.89 metres
Lot Depth:	36 metres	39.2 square metres
Streamside (Part 7A)	Required	Proposed
Streamside Setbacks		
Class B (yellow-coded) Stream:	15 metres	10 metres

Streamside Variance

- The applicant is requesting the following streamside variance:
 - to reduce the minimum setback distance from the top-of-bank for a "Natural" Class B (yellow-coded) stream in Part 7A of Zoning By-law No. 12000, from 15 metres to 10 metres,
- It is noted that under Part 7A of Zoning By-law No. 12000 for lots that existed prior to September 12, 2016, where zoning allows for single family dwelling and duplex uses, the streamside setback from the top-of-bank for a "Natural" Class B (yellow-coded) stream is also 15 metres. As such, a single family dwelling could currently be constructed on the subject site with a 15 metre setback from top of bank.

- The proposed streamside reduction to 10 metres along the west side of proposed Lots 1 and 2 would be consistent with the existing condition. There is an existing 6.0 metres wide lane located within the streamside protection area of a "Natural" Class B (yellow-coded) stream separating it from the subject property. This lane is to remain and will be utilized by the proposed development.
- A Riparian Area Protection Regulation (RAPR) report and an Ecosystem Development Plan, prepared by Arin Routledge, *R.P. Bio.*, of Weaver Technical Corp., calculated the streamside protection and enhancement area (SPEA) as 10 metres from top of bank.
- The proposed setbacks do not encroach into the RAPR required setbacks. The project QEP on behalf of the applicant submitted a RAPR assessment which was reviewed by the Province and found acceptable. The EDP was peer reviewed by ENKON Environmental Limited. Comments provided by the peer reviewer will be addressed in a finalized report.
- In support of the requested variance, the applicant is proposing to remove invasive species from the subject site and install landscaping areas with native species adjacent to the rear access driveways and detached garages.
- Staff support the requested variances to proceed for Public Notification.

Lot Grading and Building Scheme

- The applicant retained Tejeshwar Singh of Simplex Home Design as the Design Consultant for the project. The Design Consultant conducted a character study of the surrounding homes and based on the findings of the study, proposed a set of building design guidelines (Appendix V).
- Styles recommended for this site include "traditional west coast" and "neo-traditional".
- A preliminary lot grading plan, submitted by Westridge Engineering & Consulting Ltd., and dated August 6, 2019, has been reviewed by staff and found to be generally acceptable. The applicant does propose in-ground basements. The feasibility of in-ground basements will be confirmed once the City's Engineering Department has reviewed and accepted the applicant's final engineering drawings.

Capital Projects Community Amenity Contributions (CACs)

- On December 16, 2019, Council approved the City's Community Amenity Contribution and Density Bonus Program Update (Corporate Report No. R224; 2019). The intent of that report was to introduce a new City-wide Community Amenity Contribution (CAC) and updated Density Bonus Policy to offset the impacts of growth from development and to provide additional funding for community capital projects identified in the City's Annual Five-Year Capital Financial Plan.
- The proposed development will be subject to the Tier 1 Capital Plan Project CACs. The contribution will be payable at the rate applicable at the time of Final Subdivision Approval (\$3,000 per unit if completed by December 31, 2021; and \$4,000 per unit if completed after January 1, 2022).

- The proposed development will not be subject to the Tier 2 Capital Plan Project CACs as the proposal complies with the densities in the OCP designation.

Affordable Housing Strategy

- On April 9, 2018, Council approved the City's Affordable Housing Strategy (Corporate Report No. Ro66; 2018) requiring that all new rezoning applications for residential development contribute \$1,000 per unit to support the development of new affordable housing. The funds collected through the Affordable Housing Contribution will be used to purchase land for new affordable rental housing projects.
- The applicant will be required to contribute \$1,000 per lot to support the development of new affordable housing.

PUBLIC ENGAGEMENT

- Pre-notification letters were sent on January 11, 2019, and the Development Proposal Signs were installed on February 14, 2019. Staff received no responses from neighbouring residents.

DEVELOPMENT PERMITS

Sensitive Ecosystems (Streamside Areas) Development Permit Requirement

- The subject property falls within the Sensitive Ecosystems Development Permit Area (DPA) for Streamside Areas in the OCP, given the location of an existing "Natural" Class B (yellow-coded) watercourse which flows north-south. The Sensitive Ecosystems (Streamside Areas) Development Permit is required to protect aquatic and terrestrial ecosystems associated with streams from the impacts of development.
- In accordance with Part 7A Streamside Protection setbacks of the Zoning By-law, a "Natural" Class B (yellow-coded) watercourse requires a minimum streamside setback of 15 metres, as measured from the top of bank. The proposed setbacks do not comply with the requirements outlined in the Zoning By-law. Instead, the applicant is proposing a minimum 10 metre setback at its closet point in order to facilitate subdivision into two single family lots, which is consistent with the existing setback given the presence of an existing lane.
- A Riparian Area Protection Regulation (RAPR) report and an Ecosystem Development Plan, prepared by Arin Routledge, *R.P. Bio.*, of Weaver Technical Corp., calculated the streamside protection and enhancement area (SPEA) as 10 metres from top of bank. The proposal has been reviewed by the province and found to meet the provisions of the RAPR .
- The reports were peer reviewed by ENKON Environmental Limited. The Peer Reviewer found that the setback requirements of Part 7A of the Zoning By-law No. 12000 were determined accurately, and the RAPR SPEA setback met the overall intent of the regulation.
- The recommendations of the reports were review by staff and found to be generally acceptable, with some modifications to content and format of the report still required. The finalized report and recommendations will be incorporate into the Development Permit prior to final issuance of the Development Permit.

TREES

- Stuart Goode, ISA Certified Arborist of Goode Arboriculture Consulting prepared an Arborist Assessment for the subject property. The table below provides a summary of the tree retention and removal by tree species:

Table 1: Summary of Tree Preservation by Tree Species:

Tree Species	Existing	Remove	Retain
Deciduous Trees (excluding Alder and Cottonwood Trees)			
Cherry	1	1	0
Dogwood	1	1	0
Coniferous Trees			
Douglas Fir	1	0	1
Western Red Cedar	18	1	17
Total (excluding Alder and Cottonwood Trees)	21	3	18
Total Replacement Trees Proposed (excluding Boulevard Street Trees)		6	
Total Retained and Replacement Trees		24	
Contribution to the Green City Program		NIL	

- The Arborist Assessment states that there is a total of 21 mature trees on the site, with no Alder or Cottonwood trees. It was determined that 18 trees can be retained as part of this development proposal. The proposed tree retention was assessed taking into consideration the location of services, building footprints, road dedication and proposed lot grading.
- For those trees that cannot be retained, the applicant will be required to plant trees on a 2 to 1 replacement ratio. This will require a total of 6 replacement trees on the site. The applicant is proposing 6 replacement trees, meeting City requirements.
- The new trees on the site will consist of a variety of trees including Red Flowering Dogwood and Vine Maple.
- In summary, a total of 24 trees are proposed to be retained or replaced on the site.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

- Appendix I. Proposed Subdivision Layout
- Appendix II. Engineering Summary
- Appendix III. School District Comments
- Appendix IV. Summary of Tree Survey and Tree Preservation
- Appendix V. Building Design Guidelines Summary
- Appendix VI. Streamside Protection Area Map
- Appendix VII. Development Variance Permit No. 7918-0410-00

approved by Shawn Low

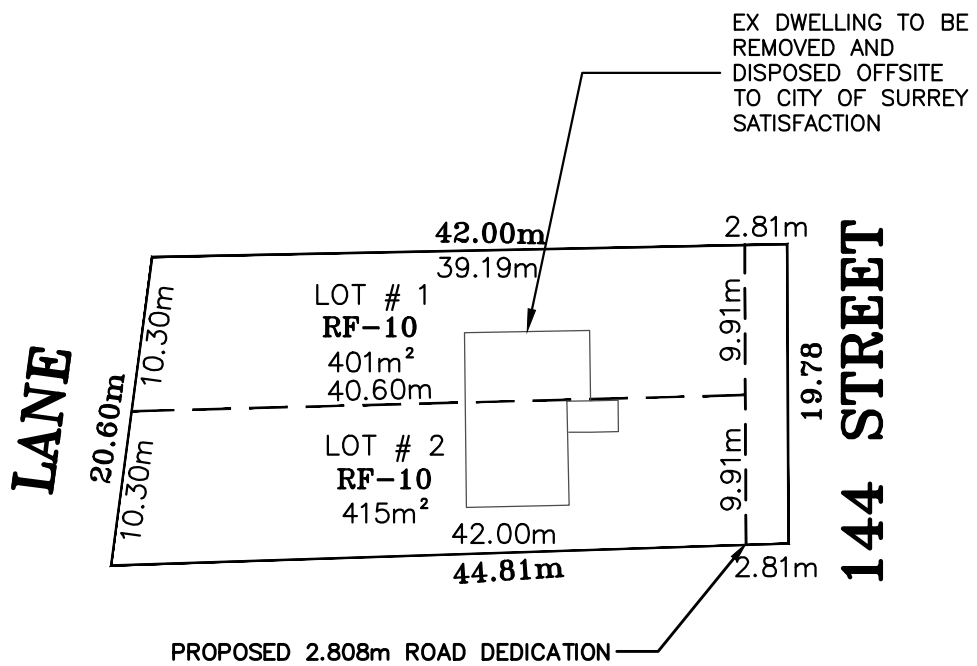
Jean Lamontagne
General Manager
Planning and Development

SR/cm

PROPOSED 2 LOT SUBDIVISION LAYOUT Appendix I

EXIST. ZONE: RF
 PROP. ZONE: RF-10

CIVIC ADDRESS: #6913 - 144 STREET, SURREY, B.C.
 LEGAL: LOT A SECTION 16 TOWNSHIP 2 NWD, PLAN 67490



Westridge Engineering & Consulting Ltd.
 SUITE 203, 12992 - 76 Avenue, Surrey, BC V3W 2V6
 TEL: (778) 564 - 6506, FAX: (778) 564 - 6507
 EMAIL: info@westridgeengineering.ca

NOTE: ALL EXISTING ONSITE STRUCTURES ARE TO BE REMOVED UNLESS OTHERWISE NOTED

WEL-2018-C743

DATE: 21 APR 2021

SCALE: 1:500

TO: **Manager, Area Planning & Development
- South Surrey Division
Planning and Development Department**

FROM: **Development Engineer, Engineering Department**

DATE: **April 15, 2021** PROJECT FILE: **7818-0410-00**

RE: **Engineering Requirements
Location: 6913 144 Street**

REZONE AND SUBDIVISION

Property and Right-of-Way Requirements

- Dedicate 2.808 m along 144 Street; and
- Register 0.5 m statutory right-of-way along 144 Street.

Works and Services

- Ensure property line elevation along 144 Street is within +/- 300 mm of the road centerline;
- Ensure existing lane is construct as per City Standards;
- Remove existing driveway access along 144 Street and reinstate boulevard;
- Upgrade the existing 200 mm CP storm main along the rear lane;
- Provide an adequately-sized sanitary, storm and water servicing connection to each lot. Abandon all existing service connection no longer required; and
- Provide on-site sustainable features to meet the Hyland Creek Integrated Stormwater Management Plan. Register a restrictive covenant for the installation and maintenance of the on-site mitigation features.

A Servicing Agreement is required prior to Rezone and Subdivision. A processing fee of \$7,785.75 is required.

DEVELOPMENT PERMIT

There are no engineering requirements relative to issuance of the Development Permit.



Jeff Pang, P.Eng.
Development Engineer

SC

School Enrolment Projections and Planning Update:

The following tables illustrate the enrolment projections (with current/approved ministry capacity) for the elementary and secondary schools serving the proposed development.

As of September 2020, George Vanier Elementary operates at 98% capacity. This school has traditionally accepted out of catchment overflow students from TE Scott, Chimney Hill and MB Sanford. Our projections are showing that growth will continue modestly. Though the projections indicate that the school will operate over capacity, the anticipated growth will be handled with 4 portables or less over the next 10 years.

Frank Hurt Secondary continues to accept overflow from Sullivan Heights Secondary that currently has capped in-catchment enrollment to the school. Currently, Frank Hurt is operating at 112% capacity, which is a 5% increase from 2018. As a result, as part of the District's 2020/21 Capital Plan submission to the Ministry of Education, there is a capital request to construct a 400-capacity addition targeted to open September 2023. The Ministry has yet to approve capital funding for this project.

THE IMPACT ON SCHOOLS

APPLICATION #: 18 0410 00 (Updated April 2021)

SUMMARY

The proposed 2 Single family with suites are estimated to have the following impact on the following schools:

Projected enrolment at Surrey School District for this development:

Elementary Students:	1
Secondary Students:	1

September 2020 Enrolment/School Capacity

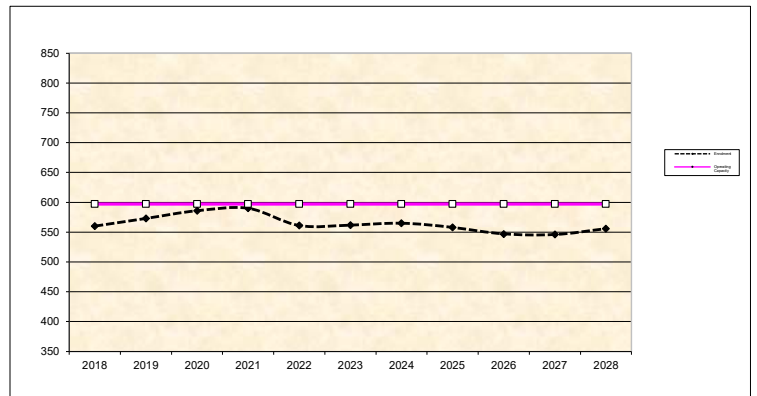
Georges Vanier Elementary	
Enrolment (K/1-7):	63 K + 523
Operating Capacity (K/1-7)	38 K + 559
Frank Hurt Secondary	
Enrolment (8-12):	1397
Capacity (8-12):	1250

Projected population of school-age children for this development:	4
--	---

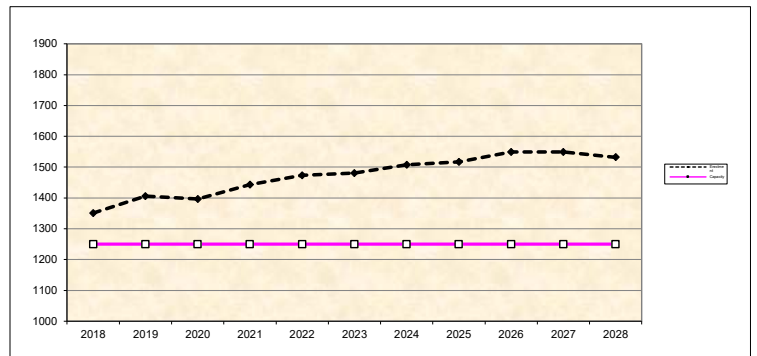
Population: The projected population of children aged 0-19 impacted by the development.

Enrolment: The number of students projected to attend the Surrey School District ONLY.

Georges Vanier Elementary



Frank Hurt Secondary



* Nominal Capacity is estimated by multiplying the number of enrolling spaces by 25 students.
Maximum operating capacity is estimated by multiplying the number of enrolling spaces by 27 students.

Table 3 - On-site Tree Protection and Replacement Summary

On-Site Trees	Number of Trees
Protected Trees Identified - on-site and shared trees, including trees within boulevards and proposed streets and lanes, but excluding trees in proposed open space or riparian areas.	21
Protected Trees to be Removed	3
Protected Trees to be Retained – excluding trees within proposed open space or riparian areas.	0
Total Replacement Trees Required:	6
• Alder & Cottonwood Trees Requiring 1:1 Replacement Ratio =	0
• All other Trees Requiring 2 to Replacement Ratio =	3
Replacement Trees Proposed	6
Replacement Trees in Deficit	0
Protected Trees to be retained in proposed open space /riparian areas	0

Table 4 - Off-site Tree Protection and Replacement Summary












Off-Site Trees	Number of Trees
Protected Off-site Trees to be removed	0
Total Replacement Trees Required:	0
• Alder & Cottonwood Trees Requiring 1:1 Replacement Ratio =	
• All other Trees Requiring 2 to 1 Replacement Ratio =	
Replacement Trees Proposed	0
Replacement Trees in Deficit	0

Summary and Plan Prepared by Goode Arboriculture Consulting

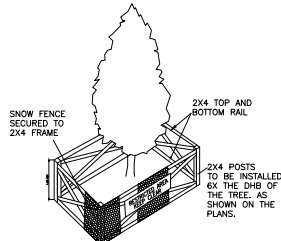


January 29, 2021

LEGEND

-  TREE TO BE RETAINED
-  TREE TO BE REMOVED
-  ROOT PROTECTION ZONE (RPZ)
-  TREE PROTECTION BARRIER (TPB)
-  TREE CANOPY AREA (TCA)
-  REPLACEMENT TREE
-  BC HYDRO CONNECTION
-  SANITARY CONNECTION
-  STORM WATER CONNECTION
-  GAS CONNECTION
-  WATER CONNECTION

ABBREVIATIONS
 S = Shared tree C = City tree O = Off-site tree



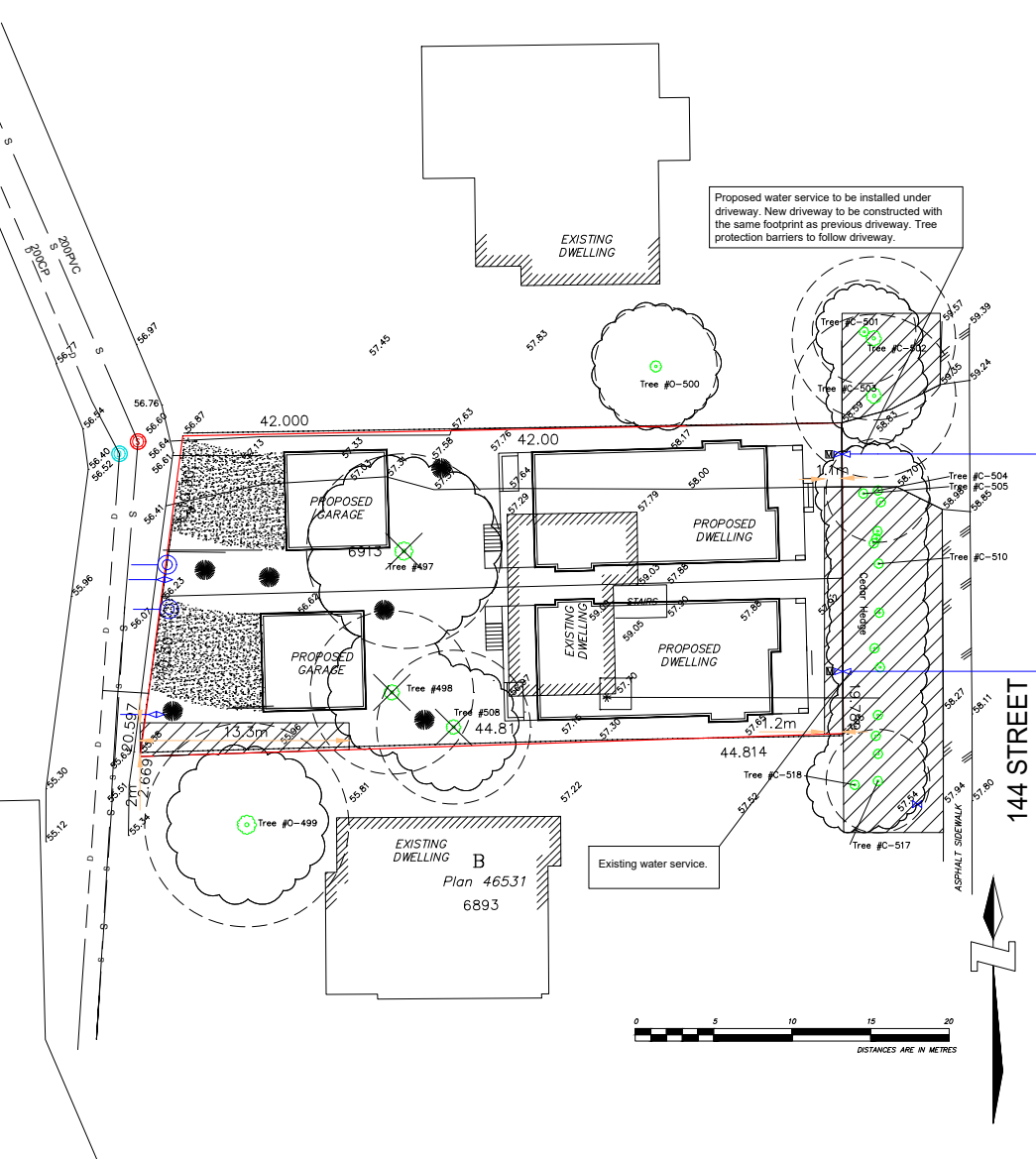
TREE PROTECTION BARRIER SCHEMATIC

ARBORIST NOTES & RECOMMENDATIONS

- All replacement trees should conform to and meet BCLNA/BCSLA landscaping & ISA Standards.
- Replacement coniferous trees must be 3m in height and deciduous trees must be 8cm in caliper size.
- Small growing trees should not be planted within 3m of foundations, fences or outbuildings. Large growing species should be planted 4m away from building foundations.
- Replacement trees should also be planted 1m away from property lines and 3m away from another tree and not planted in a hedge like manner.
- Trees with mature heights greater than 5m should not be planted under overhead utility lines and within 3m of the power lines.
- Grade changes are not recommended within any tree protection barriers unless specified in Arborist Tree Preservation Report.
- Arborist supervision is required any time work is carried out within any tree protection barrier
- Tree stumps are not to be removed by excavator around retained onsite and neighboring trees. Remove stumps with a stump grinder.

#	Palms	Location	Common & Botanical Name	DBH (cm)	H (m)	LCR (%)	Observations	Recommendations	Retention Suitability	Retain/Remove	RPZ (m)
497	Yes	On-site	Cherry Tree <i>Prunus</i> spp.	20-25+50	12	70	Specimen visually in good health and condition. Minor sap oozing from bark along trunk. Large heading cuts made on stems in past.		Medium	Remove	6.2
498	Yes	On-site	Dogwood <i>Cornus</i> spp.	40-40	12	12	Specimen forks 1m above ground level into two stems. Thinning and shared canopy. Large heading cuts made in past.		Medium	Remove	5.2
508	Yes	On-site	Western Red Cedar <i>Thuja plicata</i>	76	24	90	Specimen visually in good health and condition. Base of trunk swollen with response wood. Large deep roots observed growing towards neighboring house to the south.		High	Remove	4.9
499	Yes	Off-site	Western Red Cedar <i>Thuja plicata</i>	100	26	75	Neighboring single stemmed specimen that is visually in good health and condition.	Retain and protect throughout all development activities. Tree protection barrier dimensions are shown on the attached "Tree & Site Survey".	High	Retain	6.5
500	Yes	Off-site	Hemlock Tree <i>Tsuga</i> spp.	60	24	85	Neighboring single stemmed specimen with a raised and shared canopy. Signs of stress shown by moderate cone load and needles slightly chlorotic.	Retain and protect throughout all development activities. Tree protection barrier dimensions are shown on the attached "Tree & Site Survey".	High	Retain	3.9
501	Yes	City	Western Red Cedar <i>Thuja plicata</i>	50	12	70	City single stemmed specimen with a shared canopy. Visually in good health and condition.	Retain and protect throughout all development activities. Tree protection barrier dimensions are shown on the attached "Tree & Site Survey".	High	Retain	3.3
502	Yes	City	Douglas Fir <i>Pseudotsuga menziesii</i>	80	30	90	City single stemmed specimen with a shared canopy. Visually in good health and condition.	Retain and protect throughout all development activities. Tree protection barrier dimensions are shown on the attached "Tree & Site Survey".	High	Retain	5.2
503	Yes	City	Western Red Cedar <i>Thuja plicata</i>	40-40	14	90	City specimen that forks 1m AGL with narrow union. Visually in good health and condition. Next to asphalt driveway.	Retain and protect throughout all development activities. Tree protection barrier dimensions are shown on the attached "Tree & Site Survey".	High	Retain	5.2
504	Yes	City	Western Red Cedar <i>Thuja plicata</i>	40	18	90	Specimen grown as part of a hedge with a shared canopy along 144 th Street. Wounds on lower trunk.	Retain and protect throughout all development activities. Tree protection barrier dimensions are shown on the attached "Tree & Site Survey".	High	Retain	2.6
505	Yes	City	Western Red Cedar <i>Thuja plicata</i>	30	18	90	Specimen grown as part of a hedge with a shared canopy along 144 th Street. Wounds on lower trunk.	Retain and protect throughout all development activities. Tree protection barrier dimensions are shown on the attached "Tree & Site Survey".	Medium	Retain	2
506	Yes	City	Western Red Cedar <i>Thuja plicata</i>	40	18	90	Specimen grown as part of a hedge with a shared canopy along 144 th Street. Wounds on lower trunk.	Retain and protect throughout all development activities. Tree protection barrier dimensions are shown on the attached "Tree & Site Survey".	Medium	Retain	2.6
507	Yes	City	Western Red Cedar <i>Thuja plicata</i>	30	18	90	Specimen grown as part of a hedge with a shared canopy along 144 th Street.	Retain and protect throughout all development activities. Tree protection barrier dimensions are shown on the attached "Tree & Site Survey".	Medium	Retain	2
508	Yes	City	Western Red Cedar <i>Thuja plicata</i>	30	18	90	Specimen grown as part of a hedge with a shared canopy along 144 th Street.	Retain and protect throughout all development activities. Tree protection barrier dimensions are shown on the attached "Tree & Site Survey".	Medium	Retain	2
509	Yes	City	Western Red Cedar <i>Thuja plicata</i>	30-15	18	90	Specimen grown as part of a hedge with a shared canopy along 144 th Street.	Retain and protect throughout all development activities. Tree protection barrier dimensions are shown on the attached "Tree & Site Survey".	Medium	Retain	2.9
510	Yes	City	Western Red Cedar <i>Thuja plicata</i>	30	18	90	Specimen grown as part of a hedge with a shared canopy along 144 th Street.	Retain and protect throughout all development activities. Tree protection barrier dimensions are shown on the attached "Tree & Site Survey".	Medium	Retain	2
511	Yes	City	Western Red Cedar <i>Thuja plicata</i>	30	18	90	Specimen grown as part of a hedge with a shared canopy along 144 th Street.	Retain and protect throughout all development activities. Tree protection barrier dimensions are shown on the attached "Tree & Site Survey".	Medium	Retain	2
512	Yes	City	Western Red Cedar <i>Thuja plicata</i>	30-18	90	90	Specimen grown as part of a hedge with a shared canopy along 144 th Street.	Retain and protect throughout all development activities. Tree protection barrier dimensions are shown on the attached "Tree & Site Survey".	Medium	Retain	4
513	Yes	City	Western Red Cedar <i>Thuja plicata</i>	25-25-25	18	90	Specimen grown as part of a hedge with a shared canopy along 144 th Street.	Retain and protect throughout all development activities. Tree protection barrier dimensions are shown on the attached "Tree & Site Survey".	Medium	Retain	4.9
514	Yes	City	Western Red Cedar <i>Thuja plicata</i>	25-25	18	90	Specimen grown as part of a hedge with a shared canopy along 144 th Street.	Retain and protect throughout all development activities. Tree protection barrier dimensions are shown on the attached "Tree & Site Survey".	Medium	Retain	3.3
515	Yes	City	Western Red Cedar <i>Thuja plicata</i>	40	18	90	Specimen grown as part of a hedge with a shared canopy along 144 th Street.	Retain and protect throughout all development activities. Tree protection barrier dimensions are shown on the attached "Tree & Site Survey".	Medium	Retain	3.6
516	Yes	City	Western Red Cedar <i>Thuja plicata</i>	40	18	90	Specimen grown as part of a hedge with a shared canopy along 144 th Street.	Retain and protect throughout all development activities. Tree protection barrier dimensions are shown on the attached "Tree & Site Survey".	Medium	Retain	2.6
517	Yes	City	Western Red Cedar <i>Thuja plicata</i>	30	18	90	Specimen grown as part of a hedge with a shared canopy along 144 th Street.	Retain and protect throughout all development activities. Tree protection barrier dimensions are shown on the attached "Tree & Site Survey".	Medium	Retain	2
518	Yes	City	Western Red Cedar <i>Thuja plicata</i>	15-40	18	90	Specimen grown as part of a hedge with a shared canopy along 144 th Street.	Retain and protect throughout all development activities. Tree protection barrier dimensions are shown on the attached "Tree & Site Survey".	Medium	Retain	3.6

SUITABLE REPLACEMENT TREES		
SPECIES	SIZE	
Japanese Snowbell <i>Styrax japonica</i>	6-8cm Caliper	
Paperbark Maple <i>Acer griseum</i>	6-8cm Caliper	
Saware False Cypress <i>Chamaecyparis pisifera</i>	3-4m in Height	
Pacific Dogwood <i>Cornus nuttallii</i>	6-8cm Caliper	
Paper Birch <i>Betula papyrifera</i>	6-8cm Caliper	
Serbian Spruce <i>Picea omorika</i>	3-4m in Height	



GOODE ARBORICULTURE CONSULTING

161 172nd Street, Surrey B.C.
 7783174360
 info@goodearboriculture.com

SITE ADDRESS:	6913 144 Street, Surrey BC.
PROJECT #:	257
DATE:	January 29, 2021
ARBORIST:	Stuart Goode
SCALE:	See above
REVISION #:	

BUILDING GUIDELINES SUMMARY

Surrey Project #: 7918-0410-00
 Project Location: 6913 144 Street, Surrey, B.C.
 Design Consultant: Simplex Consultants Ltd., (Tejeshwar Singh, b.t.arch, ASCT, CRD, at.aibc)

This building scheme draft is proposed for the above noted project and has been filed with the City Clerk. Below is the Residential Character Study and the Design Guidelines summary which highlights the important features and forms the basis of the draft Building Scheme.

1. Residential Character

1.1 General Description of the Existing and/or Emerging Residential Character of the Subject Site:

The area surrounding the subject property consists of two-family homes built recently for the most part. The style of the homes in the area "traditional west coast" and "neo-traditional" which range from 3000sf up to 3500 sf.

Homes in the neighborhood include the following:

- The context homes surrounding the property which are recently built are of "traditional west coast" style two-family homes with mid-scale massing characteristics. These homes have various roof pitches from 5:12 up to 7:12. Roof surfaces are asphalt shingles and the cladding is hardi with stone or brick accents.

1.2 Features of the Existing and Surrounding Dwelling Homes Significant to the Proposed Building Scheme:

- 1) Context styles of homes for the proposed building scheme are "neo-traditional".
- 2) All context homes are 2-3 storey homes.
- 3) Front entrances are 1 storey in height.
- 4) Exterior cladding: variation of wall cladding materials allows for a wide range of selection for cladding.
- 5) Roof surface: variation of roofing materials allows for a wide range of selection for roofing.
- 6) Roof pitch is a minimum 6:12 for the newer context homes.



Dwelling Types/Locations: 2 storey, two-family homes.

Exterior Treatment /Materials: Context homes are clad in stucco, or vinyl siding, and have a stone or brick accent veneer.

Roof Pitch and Materials: A variety of roofing products have been used, and a variety could be permitted.

Window/Door Details: Rectangle or arched.

Streetscape: The neighborhood is fairly new with a similar character within each dwelling. Homes include West Coast Modern style 2 and 3 storey homes that meet modern massing design, modern trim and detailing standards, and modern roofing and construction materials standards. Landscapes range from "modest old urban" to "moderate modern urban".

2. Proposed Design Guidelines

2.1 Proposed Design Solutions:

Dwelling Types/Location: 2 storey or 3 storey split levels.

Interfacing Treatment with existing dwellings Strong relationship with neighboring "context homes" including new homes will be of a similar home type and size. Similar massing characteristics, roof types, roof pitches, roofing materials, and siding materials.

Restrictions on Dwellings None.

Exterior Materials: Stucco, Vinyl, Hardiplank, Brick, and Stone.

Colours: "Natural" colours such as browns, greens, clays, and other earth-tones, and "Neutral" colors such as grey, white, and cream are permitted. "Primary" colors in subdued tones such as navy blue, or forest green can be considered as approved by the consultant. Colours such as pink, rose, peach, salmon are not permitted.

Roof Pitch: Minimum roof pitch must be 6:12.

Roof Materials: Shake profile concrete roof tiles, and shake profile asphalt shingles with a raised ridge caps are permitted in Grey, Brown, or Black.



In-ground basements: Permitted subject to determination that service invert locations are sufficiently below grade. Basements will appear underground from the front.

Landscaping: Landscaping: Moderate modern urban standard: minimum 25 shrubs of a minimum 3 gallon pot size. Sod from street to face of home. Driveways: exposed aggregate, interlocking masonry pavers, stamped concrete, or "broom" or "brush-finished" concrete.

Tree Planting Deposit: **\$1,000** (to developer)
– 50% will be refunded after inspection by developer
- Remaining 50% one year after completion of construction

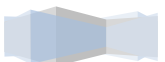
Compliance Deposit: **\$12,500** (to developer)

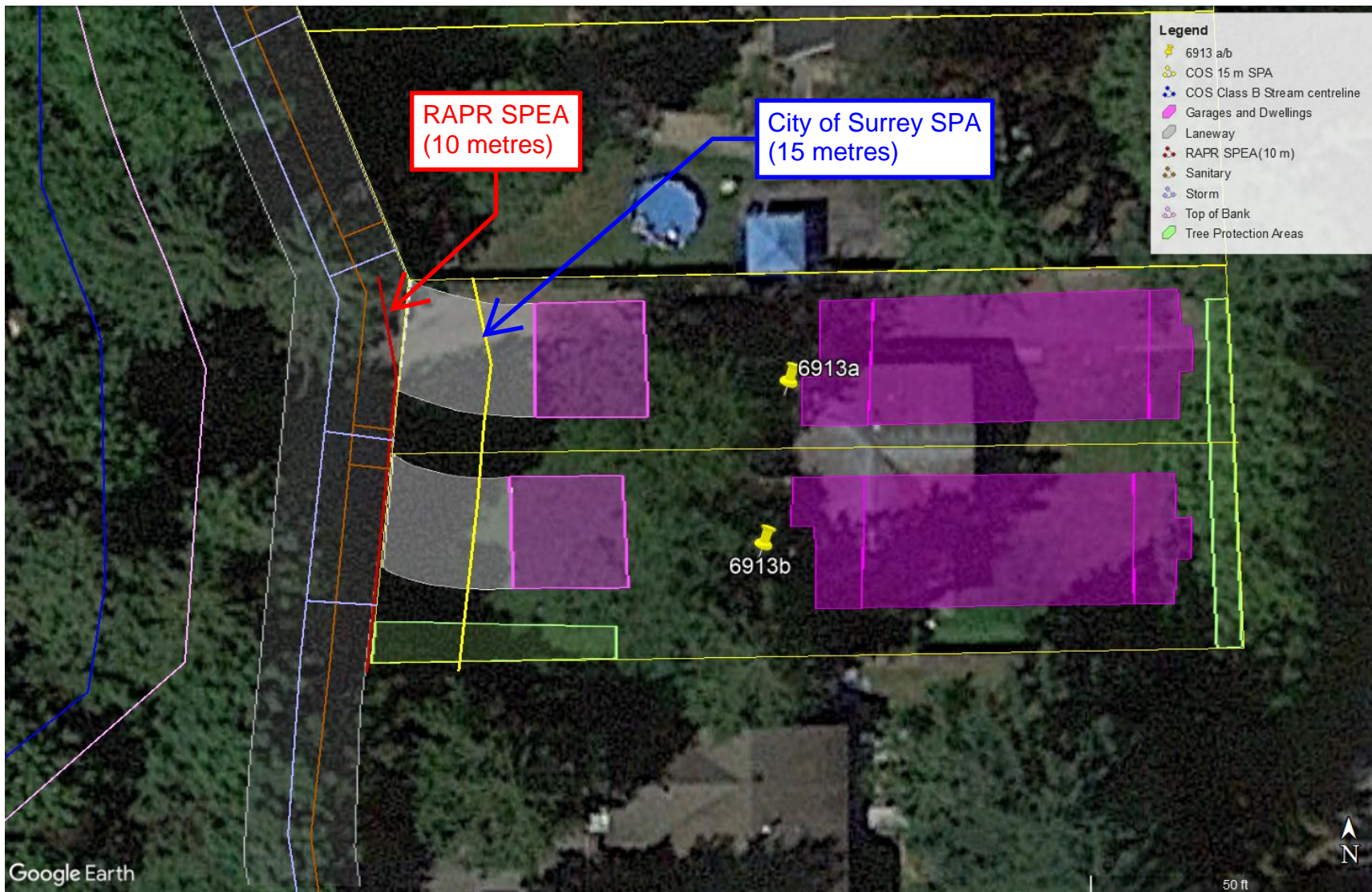
Summary prepared and submitted by: Simplex Consultants Ltd.

Date: October 22, 2018

Reviewed and Approved by: Tejeshwar Singh, b.t.arch, ASCT, CRD, at.aibc

Date: October 22, 2018





CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7918-0410-00

Issued To:

("the Owner")

Address of Owner:

1. This development variance permit is issued subject to compliance by the Owner with all statutes, by-laws, orders, regulations or agreements, except as specifically varied by this development variance permit.

2. This development variance permit applies to that real property including land with or without improvements located within the City of Surrey, with the legal description and civic address as follows:

Parcel Identifier: 000-616-745

Lot "A" Section 16 Township 2 New Westminster District Plan 67490

6913 - 144 Street

(the "Land")

3. (a) As the legal description of the Land is to change, the City Clerk is directed to insert the new legal description for the Land once title(s) has/have been issued, as follows:

Parcel Identifier:

(b) If the civic address(es) change(s), the City Clerk is directed to insert the new civic address(es) for the Land, as follows:

4. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:

- (a) In Section B.1 of Part 7A “Streamside Protection”, the minimum distance (streamside setback area) from top of bank for a “Natural Class B Stream” is reduced from 15 metres to 10 metres.
5. This development variance permit applies to only the portion of the Land shown on Schedule A which is attached hereto and forms part of this development variance permit.
6. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.
7. This development variance permit shall lapse unless the subdivision, as conceptually shown on Schedule A which is attached hereto and forms part of this development variance permit, is registered in the New Westminster Land Title Office within three (3) years after the date this development variance permit is issued.
8. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.
9. This development variance permit is not a building permit.

AUTHORIZING RESOLUTION PASSED BY THE COUNCIL, THE DAY OF , 20 .
ISSUED THIS DAY OF , 20 .

Mayor – Doug McCallum

City Clerk – Jennifer Ficocelli

